TOWN OF BREWSTER Housing Production Plan

APRIL 28, 2022 COMMUNITY FORUM





INTRODUCTIONS





- Jillian Douglass
- Lisa Forhan
- Vanessa Greene
- Ralph Marotti

- Diane Pansire
- Sarah Robinson
- Steve Seaver

Staff Contacts

- Jill Scalise, Housing Coordinator
- Donna Kalinick, Assistant Town Administrator



Barrett Planning Group

- Judi Barrett, Principal
- Alexis Lanzillotta, Project Lead
- Gregory Zapata

BREWSTER COMMUNITY HOUSING: 2017 HOUSING PLAN ACCOMPLISHMENTS

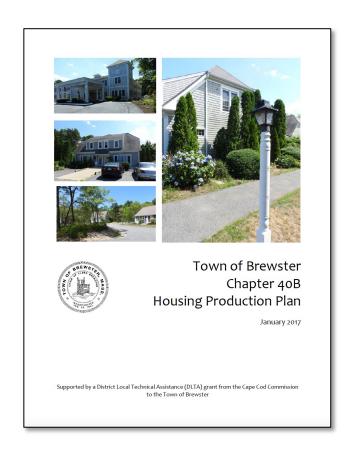
JILL SCALISE, BREWSTER HOUSING COORDINATOR







BREWSTER'S HOUSING PROGRAM IS GUIDED BY . . .

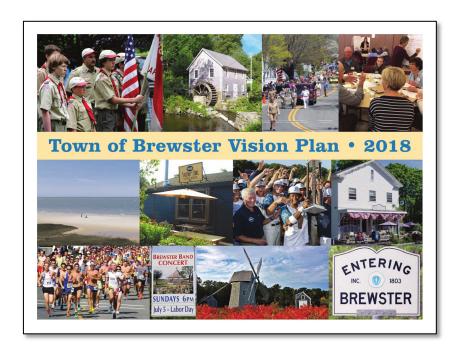


Housing Production Plan 2017

- Increase year-round rental housing
- Build partnerships
- Housing for seniors & people with disabilities
- Increase local capacity
- Increase variety of housing choices
- Housing rehabilitation
- 10% Statutory minimum affordable housing
 - □ 16 Implementation Strategies



BREWSTER'S HOUSING PROGRAM IS GUIDED BY...



Brewster Vision Plan 2018

- Provide more affordable, safe and accessible rental and home ownership housing options at different price points, particularly for single people, young families and our older population. Achieve the state's 10% affordable goal by 2025.
 - Promote housing choices to allow families to live, work and prosper.
 - Provide opportunities to address the varied housing needs of Brewster's aging population.
 - □ Address the housing needs of the Town's year-round & seasonal work force.



HOUSING SUPPLY STRATEGIES (16)

Accomplishments



Housing Coordinator

✓ Hired July 2017, CPA & Town funds

Municipal Affordable Housing Trust

✓ Created in 2018, CPA & Town funds

Use Chapter 40B to create affordable housing

- ✓ Habitat For Humanity (14 homes),
 CPA funds
- ✓ Brewster Woods (30 rental units),
 CPA funds & Town MassWorks Grant



HOUSING SUPPLY STRATEGIES (16)

Accomplishments



Accessory Dwelling Units (ADUs)

✓ Approved Town Meeting 12/2018

Apartments over commercial space (ACDU)

✓ Approved Town Meeting 12/2018

Funding for affordable housing

✓ Select Board Short Term Rental Revenue Policy 5/2021



HOUSING SUPPLY STRATEGIES (16)

Accomplished or making significant progress and actively addressing 12 of the 16 strategies

Regional collaboration

✓ Funding of regional housing initiatives (Housing Institute, FORWARD, CPA funds)

Redevelop existing properties

✓ Former vacant nursing home rehab to Serenity at Brewster (132 units, age 55+), 27 affordable units

Preserve existing affordable units

✓ Received \$500,000 CPA Funding. Actively working to preserve homes. On Town Meeting Warrant



HOUSING SUPPLY STRATEGIES (16)

Accomplished or making significant progress and actively addressing 12 of the 16 strategies

Comprehensive housing education plan

✓ Housing Forums & continual outreach

Review Town-owned property

✓ Proposal accepted by the Town to build compact, energy-efficient neighborhood of 45 rental apartments in 12 buildings on 16+ acres of Town land off Millstone Road

Fair and affordable housing

✓ Local Preference & Fair Housing Educational Forum



LOCAL COMPREHENSIVE PLAN & THE HOUSING PLAN

- The Housing Production Plan update team is coordinating their work with the Vision Planning Committee.
 - > Communication
 - > Focus Group
- The updated 2022 Housing Production Plan will be a component of Brewster's Local Comprehensive Plan





AGENDA

- Welcome
- Project Overview
- Community Survey Snapshot
- Needs Assessment Highlights
- Breakout Groups
- Close Out & Next Steps

STANDARDS FOR CONVERSATION

Please keep your microphone on mute unless invited to speak by the meeting hosts and facilitators. We appreciate your cooperation!

For those calling in, *6 will allow you to mute/unmute, and *9 will allow you to raise your hand.

You will have time during the breakout period to discuss a series of questions. Unless otherwise directed by your facilitator, please stay muted in these groups, as well.

The chat function is turned ON for participants to message hosts and cohosts only. There may be times this evening where you are invited to use the chat, but note: only the hosts and cohosts can see this.



PROJECT OVERVIEW

BREWSTER HOUSING PRODUCTION PLAN 2022 UPDATE







PROJECT TIMELINE

		February 2022	March 2022	April 2022	May 2022	June 2022
Mobilization	Kickoff Meeting	XXXX				
Housing	Small Group Interviews	XXXX				
Needs	Online Survey	XXXX	xxxx			
Assessment	Draft Needs Assessment			XXXX		
Goals & Strategies	Community Meeting			XXXX)	
	Focus Groups				xxxx	
	Draft Goals & Strategies				xxxx	
Final Steps	Final Draft HPP to Town				XXXX	
	Joint Meetings					XXXX
	Final Plan Submission Estimated Project Completion: June 30, 2022					xxxx

COMPONENTS OF A HOUSING PRODUCTION PLAN

760 CMR 56.03(4)

Housing Needs Assessment

- Demographics
- Projection of future population and housing needs
- Housing stock
- Development constraints & plans to mitigate
- Infrastructure capacity

Housing Goals

- Mix of housing types feasible within market and affordable to a range of income levels
- Numerical housing production goals

Implementation Strategies

- Proposed zoning or policy changes
- Site identification for housing
- Desired characteristics of development
- Regional partnerships

WHERE IS OUR DATA FROM?

- ✓ American Community Survey (ACS) 5-year estimates
- ✓ Census 2020 (limited)
- ✓ Comprehensive Housing Affordability Strategy (CHAS) data
- ✓ Other official federal/state data sources

- ✓ MassGIS
- ✓ Assessor's Records
- ✓ Real estate transactions
- ✓ Interviews with housing-related Town boards/committees
- ✓ Public survey
- ✓ And more!



Note: References to "Lower Cape" in this presentation refer to Brewster, Harwich, Chatham, and Orleans.

COMMUNITY SURVEY SNAPSHOT

MARCH 2022 HOUSING NEEDS SURVEY





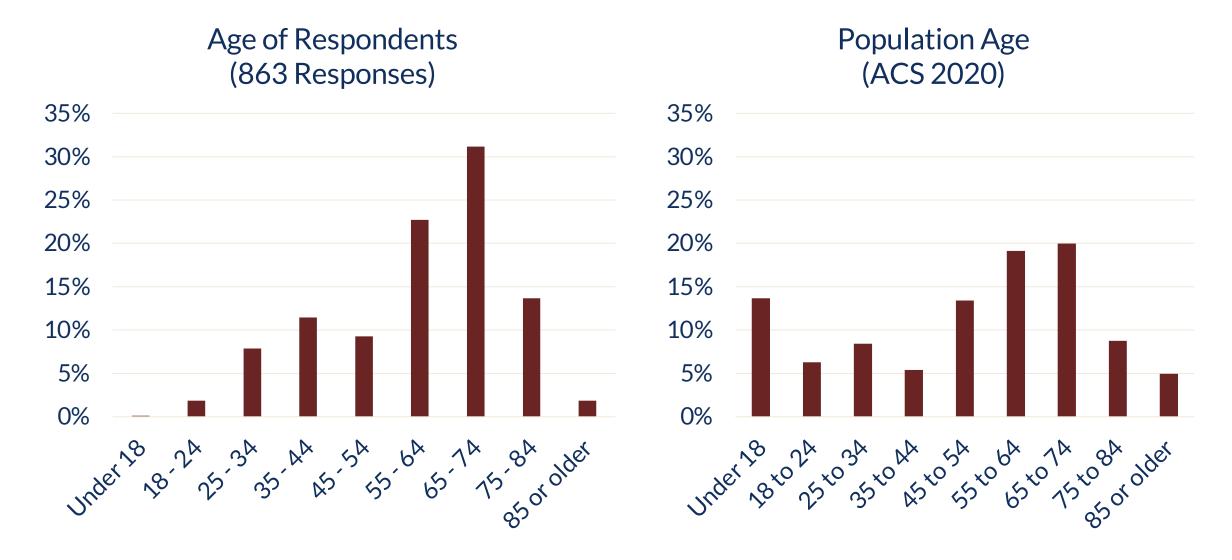


SURVEY OVERVIEW

- 881 responses:
 - 68% year-round residents
 - 18% seasonal residents
 - 12% non-residents, a mix of people who:
 - o work in Brewster
 - were displaced from Brewster
 - live in neighboring communities
 - grew up in Brewster or have family in Brewster
 - work for a social or housing service provider
 - o other
 - 2% did not identify residency status



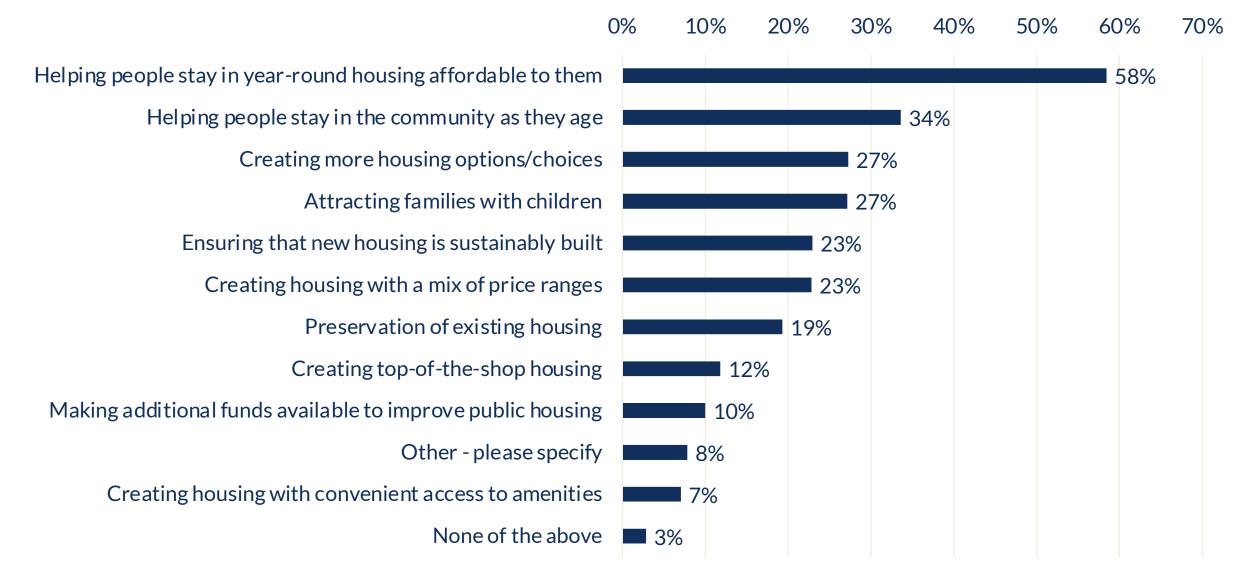
AGE



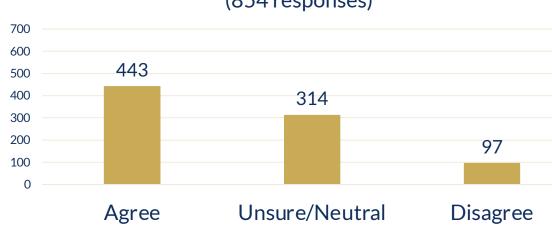
OTHER DEMOGRAPHIC COMPARISONS

	ACS 2020 OR Census 2020		Survey
Resident Households with Children Under 18		18.8%	19.9%
Renter Households	Housing stock occupied by year-round renters	8.2%	10.7%
	Year-round renter households	15.1%	
% White		91.4%	88.8%
% Hispanic		3.0%	<1.0%

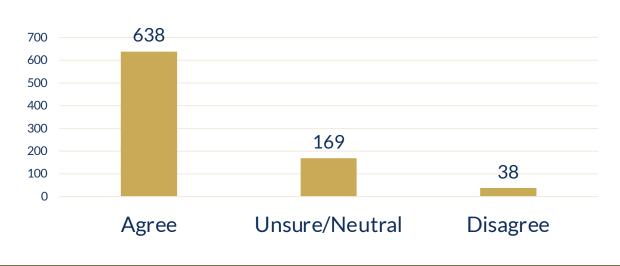
HOUSING PRIORITIES



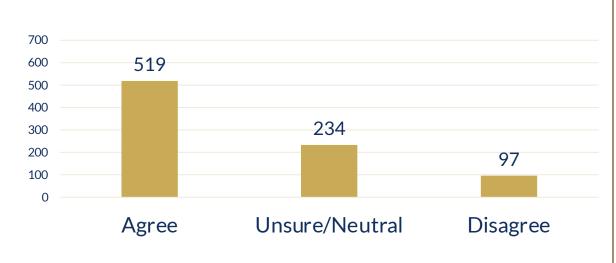




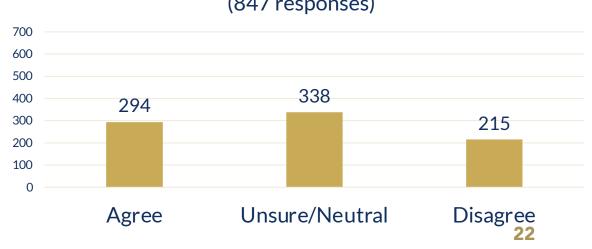
Brewster is welcoming to older adults. (845 responses)



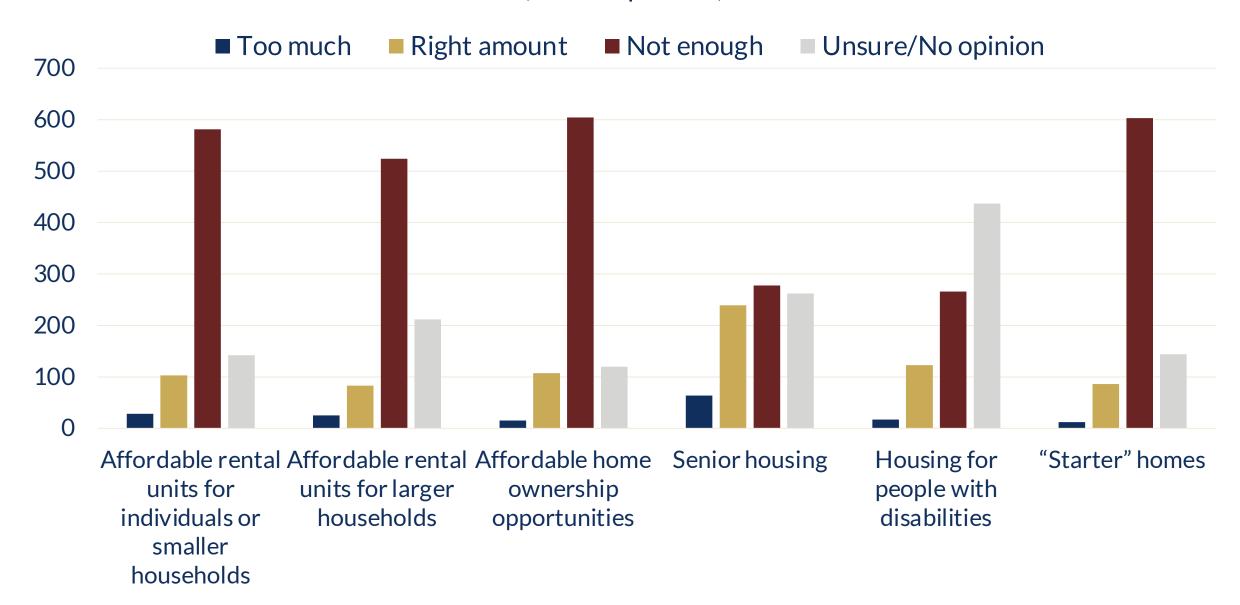
Brewster is welcoming to families with children. (850 responses)



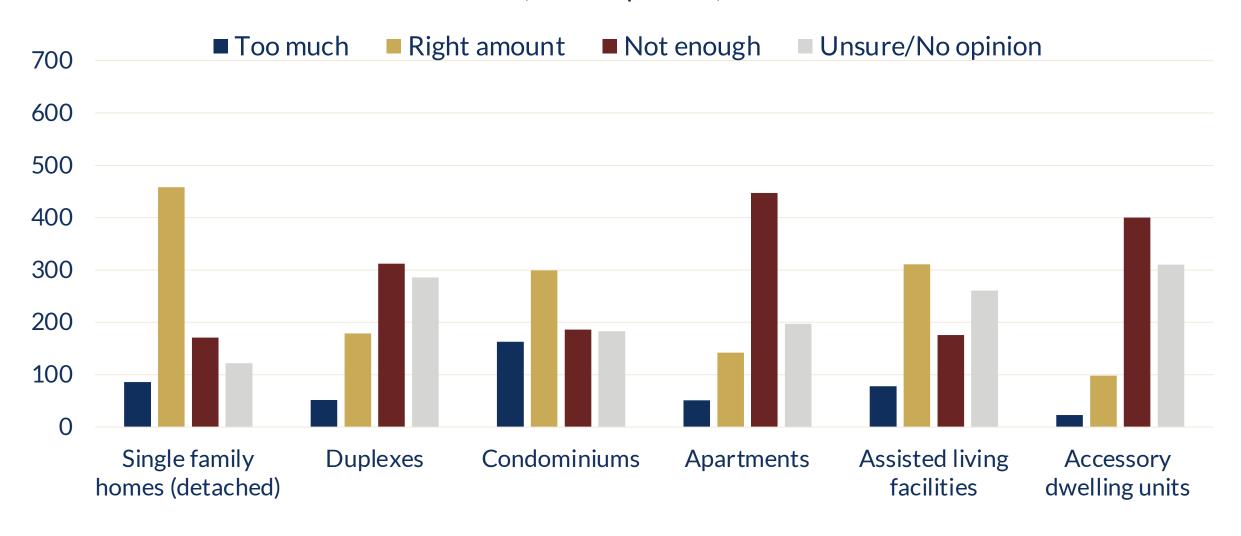
Brewster is welcoming to people of all socioeconomic backgrounds. (847 responses)



Brewster has too much, not enough, or just the right amount of... (854 responses)



Brewster has too much, not enough, or just the right amount of... (837 responses)



DEMOGRAPHIC TRENDS

NEEDS ASSESSMENT HIGHLIGHTS







Population and Household Counts, 2010-2020

	Brewster		Lower	Cape	County	
	2010	2020	2010	2020	2010	2020
Total Population	9,828	10,318	34,078	36,659	215,887	228,996
Total Households	4,386	4,771	16,040	17,394	95,755	103,368
Ratio of Pop to Household	2.24	2.16	2.12	2.11	2.25	2.22

Source: US Decennial Census, 2010 and 2020



Reminder: References to "Lower Cape" in this presentation refer to Brewster, Harwich, Chatham, and Orleans.

Brewster Population by Race and Ethnicity, 2010-2020						
	2010	2020				
White	96.7%	91.4%				
Black	0.7%	1.6%				
American Indian and Alaska Native	0.2%	0.2%				
Asian	0.9%	1.1%				
Native Hawaiian and Other Pacific Islander	0.0%	0.1%				
Other	0.5%	1.0%				
Two or More Races	1.0%	4.7%				
Hispanic or Latino (All Races)	1.7%	3.0%				
Source: US Decennial Census, 2010 and 2020						



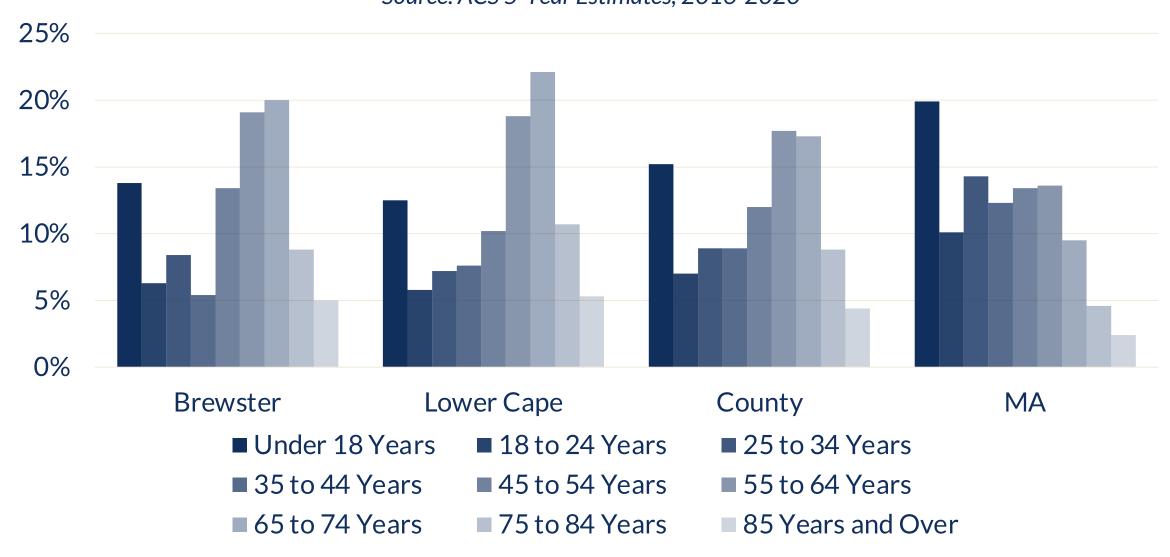
Population By Age, 2010

Source: ACS 5-Year Estimates, 2006-2010



Population By Age, 2020

Source: ACS 5-Year Estimates, 2016-2020



Brewster Household Types, 2010-2020

	2010		2020		Difference
	Number	Percent	Number	Percent	Percent
Family Households	2,851	64.0%	2,812	62.3%	-1.7%
With Children Under 18	938	21.1%	849	18.8%	-2.3%
With No Children Under 18	1,913	43.0%	1,963	43.5%	0.5%
Nonfamily Households	1,602	36.0%	1,703	37.7%	1.7%
Householder Living Alone	1,201	27.0%	1,428	31.6%	4.6%
Householder Not Living Alone	401	9.0%	275	6.1%	-2.9%
Total Households	4,453	100.0%	4,515	100.0%	

Source: ACS 5-Year Estimates, 2006-2010 and 2016-2020

Brewster Household Types, 2010-2020

	2010		2020		Difference
	Number	Percent	Number	Percent	
Family Households	2,851	64.0%	2,812	62.3%	
With Children Under 18	938	21.1%	849	18.8%	among 65+ householders. 2010: 41%
With No Children Under 18	1,913	43.0%	1,963	43.5%	0000 (00)
Nonfamily Households	1,602	36.0%	1,703	37.7%	%
Householder Living Alone	1,201	27.0%	1,428	31.6%	4.6%
Householder Not Living Alone	401	9.0%	275	6.1%	-2.9%
Total Households	4,453	100.0%	4,515	100.0%	

Source: ACS 5-Year Estimates, 2006-2010 and 2016-2020

HOUSING OCCUPANCY TRENDS

NEEDS ASSESSMENT HIGHLIGHTS

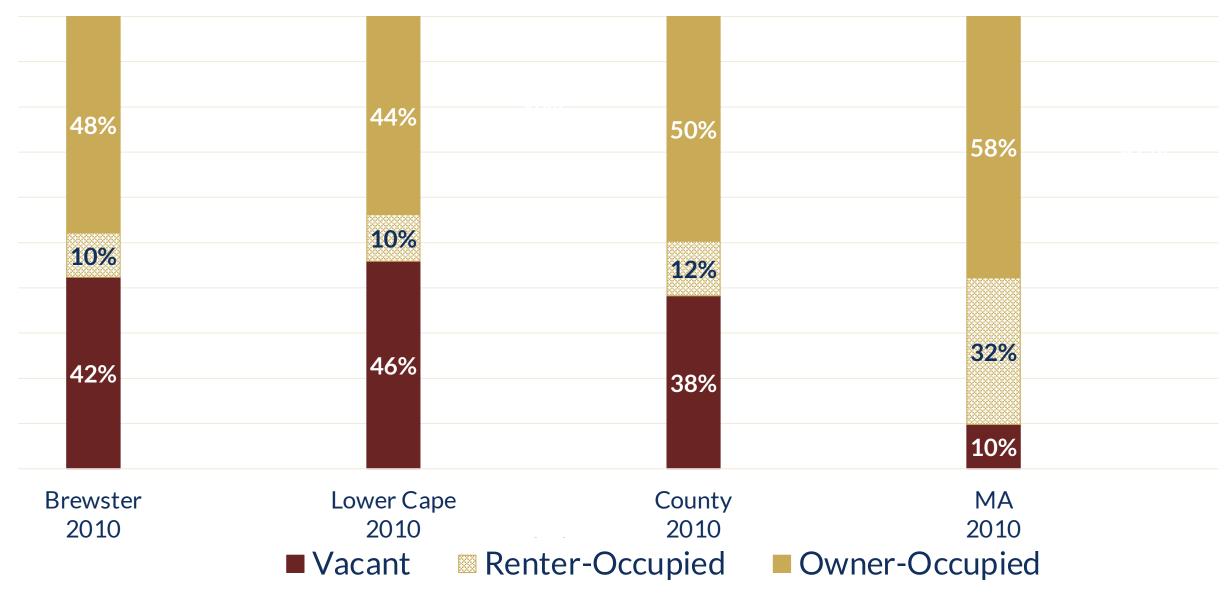






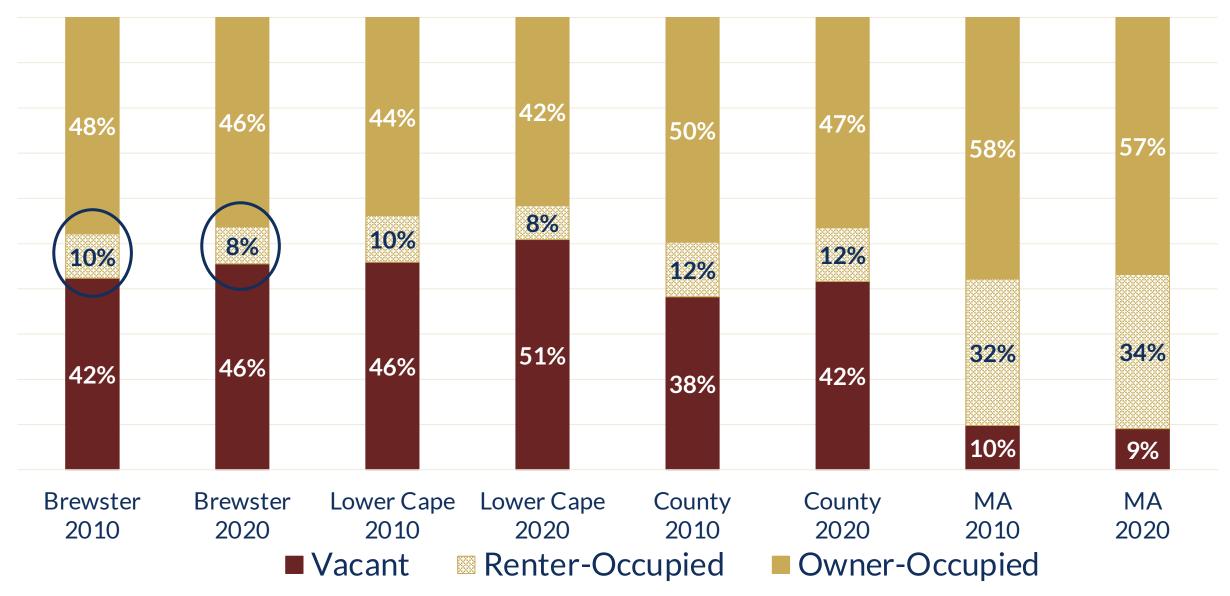
Housing Occupancy and Tenure: 2010

Source: ACS 5-Year Estimates, 2006-2010



Housing Occupancy and Tenure: 2010-2020

Source: ACS 5-Year Estimates, 2006-2010 and 2016-2020



Percent Housing Units Occupied by Renter Households

	ACS 2010	ACS 2020	Census 2010	Census 2020
Brewster	9.9%	8.2%	9.7%	Not yet available
Lower Cape	10.3%	7.5%	10.6%	Not yet available
County	12.1%	11.9%	13.5%	Not yet available
MA	32.4%	34.1%	34.2%	Not yet available

Sources: ACS 5-Year Estimates, 2006-2010 and 2016-2020, and US Decennial Census, 2010 and 2010



INCOME & HOUSING AFFORDABILITY

NEEDS ASSESSMENT HIGHLIGHTS

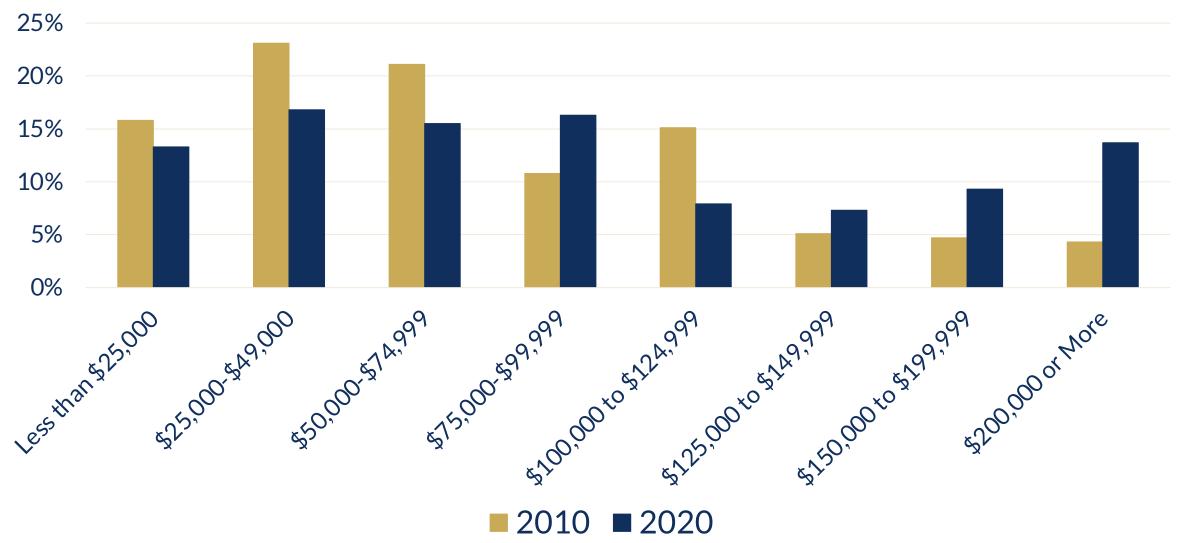






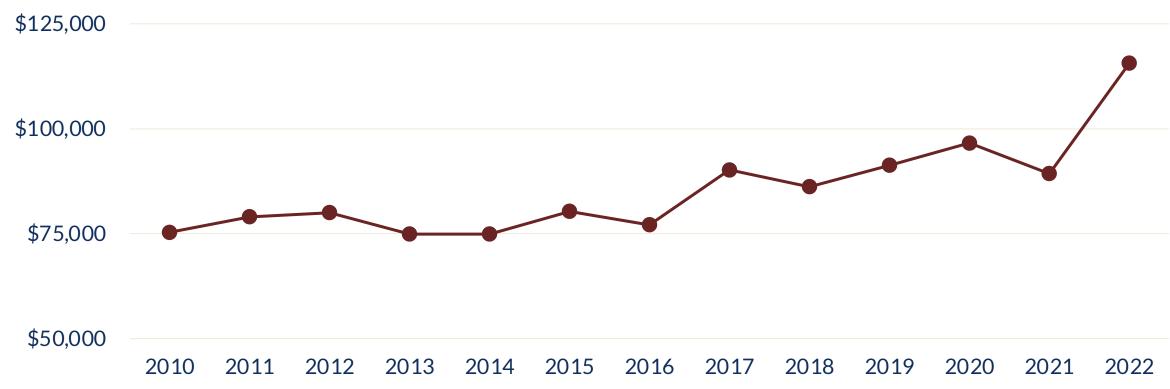
Household Income for Brewster Households, 2010-2020

Source: ACS 5-Year Estimates, 2006-2010 and 2016-2020



MEDIAN FAMILY INCOME TRENDS FOR REGION

HUD Area Median Family Income (HAMFI) for Barnstable County Metropolitan
Statistical Area





HOUSING MISMATCH: OWNERS

- An estimated 29% of homeowner households in Brewster are housing cost burdened — that is, they pay more than 30% of income toward housing. (CHAS 2018)
- Households earning the HUD-defined Area Median Family Income (HAMFI) likely could not currently afford to purchase a single-family home in Brewster.



Maximum Single-Family Home Affordability Based on Median Family Income

2022 Brewster SF Median Sales Price*	Max. Affordability at HAMFI (\$115,600)**	Affordability Gap
\$710,000	\$420,579	-\$289,421

*Source: Banker & Tradesmen **Source: HAMFI, 2022 (HUD)

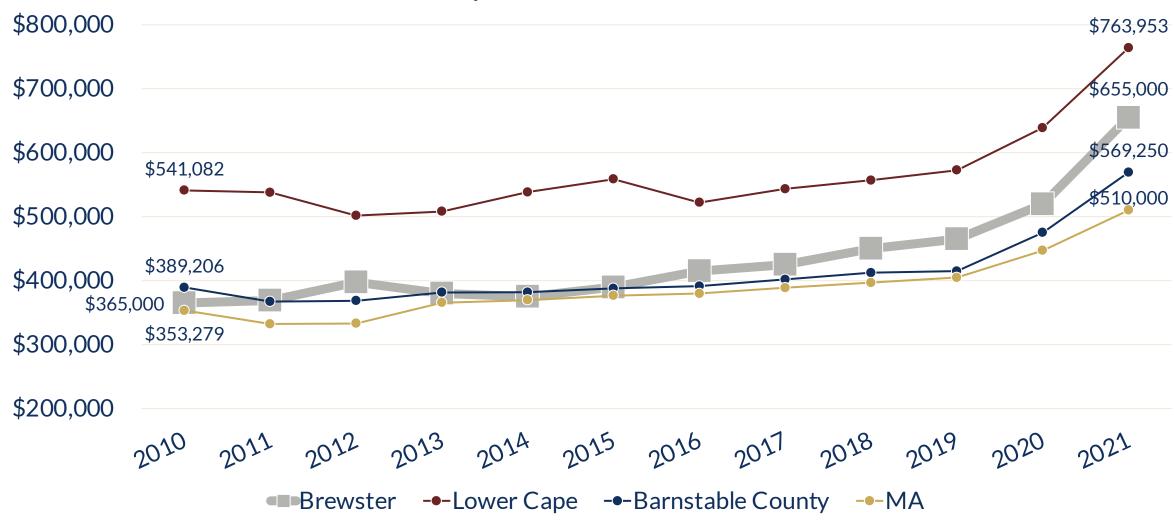
Brewster Median Sales Prices, 2010-2021

Source: The Warren Group Adjusted for Inflation to 2020



Median Single Family Sales Prices, 2010-2021

Source: The Warren Group Adjusted for Inflation to 2020



HOUSING MISMATCH: RENTERS

- An estimated 41% of renter households in Brewster are housing cost burdened. (CHAS 2018)
- A household renting a 2-bedroom unit at the FMR should have a household income of approximately \$75,000.
- The estimated median household income of renter households in Brewster is \$35,000. (ACS 2020).





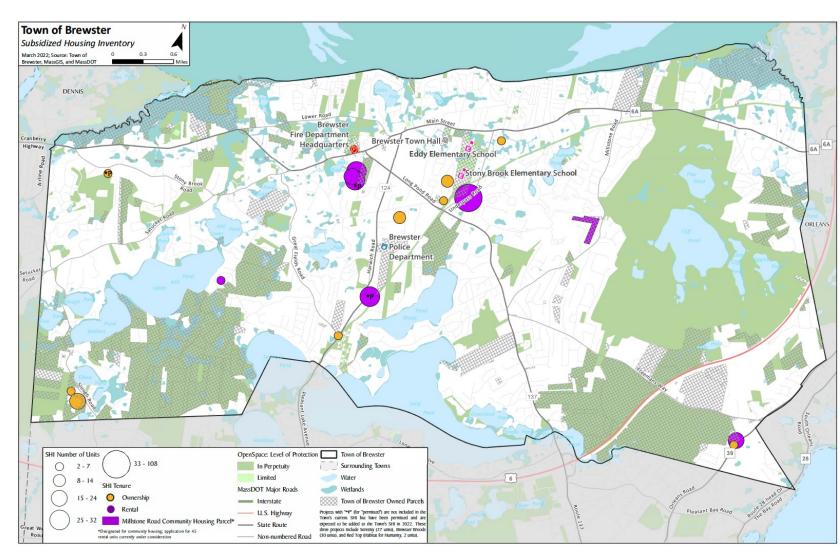
2022 Fair Market Rent, Brewster MSA

Bedrooms	Monthly Rent				
1 br	\$1,428				
2 br	\$1,879				
3 br	\$2,323				
4 br	\$2,548				

Source: 2022 Fair Market Rent for Barnstable Metropolitan Statistical Area (MSA), HUD

2017 TO 2022 HPP: SUBSIDIZED HOUSING INVENTORY

- > 2017: 250 SHI Units (5.21%)
- 2022: 268 SHI Units (5.58%), with an additional 59 SHIeligible units across 3 projects expected to be added to the SHI in 2022
- An estimated 34% of Brewster households have incomes at or below 80% AMI.



FY 2022	Household Size							
Income Limits	1	2	3	4	5	6	7	8
Moderate Income (120%)	\$ 91,350	\$ 104,400	\$ 117,450	\$ 130,425	\$ 140,925	\$ 151,350	\$ 161,775	\$ 172,200
Median Income (100%)	\$ 76,125	\$87,000	\$ 97875	\$ 108,688	\$ 117,438	\$ 126,125	\$ 134,813	\$ 143,500
Low Income (80%)	\$ 60,900	\$ 69,600	\$ 78,300	\$ 86,950	\$ 93,950	\$ 100,900	\$ 107,850	\$ 114,800
Very Low Income (50%)	\$ 38,050	\$ 43,500	\$ 48,950	\$ 54,350	\$ 58,700	\$ 63,050	\$ 67,400	\$ 71,750
Extremely Low Income (30%)	\$ 22,850	\$ 26,100	\$ 29,350	\$ 32,600	\$ 35,250	\$ 37,850	\$ 41,910	\$ 46,630

FY 2020	Household Size						Household Examples						
Income Limits	1	2	3	4	5	6	(2 examples per category)						
Moderate Income	\$ 81,225	\$ 92,775	\$ 104,400	\$ 115,950	\$ 125,250	\$ 134,550	• Computer systems designer (\$124,488) and a stay-at-home parent with 3 children						
(120%)	Ψ 0 1,223	Ψ 72,773	Ψ 10 1, 100	Ψ 113,730	Ψ 123,230		• A single dental hygienist (\$71,968)						
Median Income	\$ 67,688	\$ 77,313	\$ 87,000	\$ 96,625	\$ 104,375	\$ 112,125	 A construction worker (\$62,140) and masonry contractor (\$31,460) with 2 children 						
(100%)	φ σ τ , σ σ σ τ σ τ σ τ σ τ σ τ σ τ σ σ τ σ	,,	 A plumber (\$66,092) and personal care assistant (\$16,484) with 1 child 										
Low	\$ 54,150	\$ 61,850	\$ 69,600	\$ 77,300	\$ 83,500	¢ 00 700	 An auto repair technician (\$33,488) and restaurant server (\$28,236) 						
Income (80%)	\$ 54,150	ф 01,030	\$ 07,000	\$ 77,300	р 63,300	φ 63,300	\$ 65,500	\$ 63,300	0 \$ 65,300	\$ 63,300 \$	\$ 89,700	\$ 67,700	 An architectural assistant (\$56,472) and retail worker (\$26,936) with 3 children
Very Low	\$ 33,850	¢ 20 450	\$ 43,500	\$ 48,300	\$ 52,200	\$ 56,050	• A single home health aide (\$28,340)						
Income (50%)	\$ 33,630	\$ 38,650	φ 4 3,300	Φ 40,300	Φ 32,200		 A social worker (\$43,368) and stay-at- home parent with 1 child 						
Extremely	¢ 00 000	¢ 00 000	¢ 0 / 4 0 0	¢ 00 000	¢ 04 050	¢ 05 4 (0	A florist (\$23,608) with 2 children						
Low Income (30%)	come \$ 20,300 \$ 23,200 \$ 26,100 \$ 29,000 \$ 31,350 \$ 35,16	\$ 35,160	 An office supply store worker (\$21,320) with 1 child 										

BREAKOUT GROUPS

INSTRUCTIONS & TOPIC OVERVIEW







BREAKOUT GROUPS

- There will be time for three breakout group sessions, 25 minutes each (75 minutes total for discussion)
- You will choose from several breakout groups:
 - Housing Needs
 - Development Constraints
 - Mapping Housing Solutions
 - Plan Goals & Strategies
 - Regional Context
- Please note that if a breakout group exceeds 25 participants at any time, you
 may be asked to choose a different group.
- In the unlikely event of a quorum from any Board of Committee, we ask that a member changes to a different breakout group to prevent a quorum.



HOUSING PRODUCTION PLAN COMMUNITY FORUM MEETING PARTICIPANTS ARE CURRENTLY IN BREAKOUT GROUPS!

Watching from home and want to join?

Here are some options!

- Find the Zoom information on the Town Calendar.
- Visit **Zoom.us** and enter the meeting information:

Meeting ID: 831 4374 5310

Passcode: 388082

- Visit tinyurl.com/BrewsterHousingForum on your web browser. This will take you directly to the Zoom meeting.
- Join by phone at

US: +1 301 715 8592 or +1 312 626 6799

Meeting ID: 831 4374 5310

Passcode: 388082

Just joining the meeting? Someone will let you into a breakout group soon!







HOUSING NEEDS

HPP Community Forum April 28, 2022

Facilitator:

Maggie Spade-Aguilar

- What housing needs are you most concerned about in Brewster?
- From your perspective, whose housing needs tend to go unnoticed or unaddressed? Can you explain?
- Are there any needs that you are aware of that were not highlighted in the presentation? Can you explain?
- How do you think the Town should balance concerns about housing needs with other community concerns? What are those concerns?
- If you are comfortable sharing your story, have you personally experienced housing needs or housing instability?



DEVELOPMENT CONSTRAINTS

HPP Community Forum April 28, 2022

Facilitator:
Alexis Lanzillotta

- The 2017 Housing Production Plan focused on environmental, infrastructure, and regulatory considerations for development.
 Select examples:
 - Environmental: Natural Heritage & Endangered Species Program delineated areas; soil suitability, water quality protection for Zone I, Zone II, and District of Critical Planning Concern
 - Infrastructure: Limited sidewalks and pedestrian paths; no public sewer
 - Regulatory: Zoning; historic district; other special districts
- Are there constraints that fall *outside* of these three categories this plan should consider? If so, what overarching category or categories would you add?
- What specific barriers to housing do you think the Town can reasonably mitigate? How? Which barriers are more challenging to address?



DEVELOPMENT CONSTRAINTS

HPP Community Forum April 28, 2022

Facilitator:
Alexis Lanzillotta

The last Housing Production Plan suggested some zoning changes including:

- Amending the ADU bylaw (done in 2018)
- Allowing multi-unit dwellings with realistic density and requiring affordable units to be included (i.e., "Inclusionary Zoning")
- Allowing "top of the shop" mixed-use housing in commercial areas, along bus transportation routes, and other suitable locations

The 2018 Vision Plan also identified similar measures, including a strategy to "Review current zoning [and] consider multifamily zoning and housing above existing businesses."

Are there potential zoning changes you would support or that you think this plan and the Brewster Vision Planning Committee should explore as part of the ongoing Local Comprehensive Plan process?



MAPPING HOUSING

HPP Community Forum April 28, 2022

SOLUTIONS

Facilitator: Jill Scalise

https://arcg.is/1iqavT0



HOUSING GOALS & STRATEGIES

HPP Community Forum April 28, 2022

Facilitator:
Jillian Douglass

Overarching Questions

- Which goals from the 2017 Housing Production Plan are relevant today?
- Of those, which are especially challenging?
- When considering today's needs in Brewster, what is missing from these goals? What would you add?
- What particular strategies might work to meet any of these goals?

(Goals on next slides)



HOUSING GOALS & STRATEGIES

HPP Community Forum April 28, 2022

Facilitator:
Jillian Douglass

2017 Goals

- Increase the supply of year-round market-rate and affordable rental housing for all types of households, such as young singles and couples, families, and seniors.
- Build support for addressing housing needs through partnerships with conservation groups and non-profit and for-profit developers, and increased commitment of local funds such as Community Preservation Act (CPA) revenue.
- Create housing that is affordable and appropriate for very low-income seniors and people with disabilities.



HOUSING GOALS & STRATEGIES

HPP Community Forum April 28, 2022

Facilitator:
Jillian Douglass

2017 Goals

- Increase local capacity to plan, advocate for, and create affordable housing, preserve the affordability and condition of existing affordable units, and monitor affordable housing restrictions.
- Increase the variety of mixed-income housing choices in Brewster, particularly in or near commercial areas in order to support Brewster's economy and to accommodate household growth.
- Create and provide programs to support struggling homeowners, such as a housing rehabilitation program to help lower-income homeowners and seniors with extraordinary maintenance and repairs.
- Provide at least 10 percent of Brewster's year-round housing units as affordable housing in order to meet local and regional needs.



REGIONAL CONTEXT

HPP Community Forum April 28, 2022

Facilitator:
Donna Kalinick

- What makes Brewster similar to or different from adjacent communities? Consider housing needs, barriers to development, or other aspects of your community.
- How can Brewster work with neighboring communities to address the need for affordable housing in the region?
- Which strategies identified by the Cape Cod
 Commission in their 2017 Regional Housing Market
 Analysis and 10-Year Forecast of Housing Supply and
 Demand make the most sense for Brewster today?
 Which are most important for Brewster? Which would
 be the most challenging, and why?

(Strategies on next slide)



REGIONAL CONTEXT

HPP Community Forum April 28, 2022

Facilitator:
Donna Kalinick

- Promoting increased diversity of housing options so that seniors and others looking to downsize have more options
- Promoting increased diversity of multifamily housing to improve affordability
- Conducting a detailed housing market preference study to further understand what Cape residents want in their housing stock
- Promoting better housing design that is more efficient and complements the region's unique character
- Developing strategies and policies to avoid displacement
- Developing tools and strategies for seasonal housing
- Developing regional and sub-regional housing supply goals



NEXT PROJECT STEPS

& REPORT OUT







NEXT STEPS

- There will be another community forum to present a draft plan on June 16, so stay tuned for more information.
- If you have questions or comments from tonight or wish to provide feedback for a particular breakout group topic, you may:
 - Email Jill Scalise at jscalise@brewster-ma.gov, or
 - Use the meeting feedback form available at tinyurl.com/BrewsterHousingFeedback or by scanning the QR code. This link will also be posted the Housing Office webpage.
- Want project updates? Please put your email address in the chat!

Questions or comments from tonight?
Scan here with your phone's camera!





REPORT OUT

- Housing Needs
- Development Constraints
- Mapping Housing Solutions
- Plan Goals & Strategies
- Regional Context





TOWN OF BREWSTER Housing Production Plan

Thank you for your participation!